

# COUNTY OF SAN DIEGO

## TENTATIVE PARCEL MAP NO. 21193

### NOTES

WHERE REQUIRED, PARK FEES WILL BE PAID IN LIEU OF PARK LAND DEDICATION

- EXISTING AND PROPOSED ZONING A70
- TOTAL AREA: 110.03 ACRES GROSS, 103.56 ACRES NET  
ALL ACRES IS GROSS AND NET UNLESS OTHERWISE SPECIFIED
- SEWER: SEPTIC
- WATER: FALLBROOK PUBLIC UTILITY DISTRICT
- FIRE PROTECTION: NORTH COUNTY FIRE PROTECTION DISTRICT AND OFFICE FIRE SERVICE COORDINATOR
- STREET LIGHTS: (NO STREET LIGHTS)
- GRADING: PROPOSED AS SHOWN ON GRADING EXHIBIT.
- TAX ASSESSORS' PARCEL NO.: PORTION OF: 102-102-10, & 11; 102-084-16
- CONTOUR INTERVAL: 10'
- SOURCE OF TOPOGRAPHY: AERIAL VERTICAL MAPPING (SAN DIEGO DATUM) 03-15-2000
- COMMUNITY PLAN DESIGNATION: PENDLETON / DE LUZ & FALLBROOK
- GENERAL PLAN LAND-USE DESIGNATION: RL 20
- GENERAL PLAN REGIONAL CATEGORY: RURAL LANDS
- MINIMUM LOT SIZE: 20.0 ACRE PER LOT AREA
- TOTAL NUMBER OF DWELLING UNITS ALLOWED: 5
- TOTAL NUMBER OF LOTS: 4 PLUS REMAINDER
- RESIDENTIAL: 5
- SCHOOLS: HIGH SCHOOL: FALLBROOK UNION HIGH SCHOOL  
ELEMENTARY: FALLBROOK UNION ELEMENTARY
- IMPROVEMENTS FOR THIS SUBDIVISION WILL NOT BE CONSTRUCTED UNDER SPECIAL ASSESSMENT PROCEEDINGS
- STREETS TO BE DESIGNED IN ACCORDANCE WITH COUNTY STANDARDS.
- STATUS OF LEGAL ACCESS: HARRIS TRAIL (CSA 80) TO DE LUZ ROAD (PUBLIC)
- TAX RATE AREA:  
75098 = 102-084-16  
75098 = 102-102-10 75201 = 102-102-11
- LEGAL DESCRIPTION: POR OF SW 1/4 OF SECTION 1, AND THE SE 1/4 OF SECTION 2, T9S, RANGE 4W, SBM
- STATUS OF ROADS: ONLY PRIVATE ROADS ARE PROPOSED
- ASSOCIATED PERMITS: NONE

**SOLAR STATEMENT:**  
EACH LOT HAS UNOBSTRUCTED ACCESS TO SUNLIGHT TO AT LEAST 100 SQ. FT. OF AREA PER SECTION 81401 (N), ORDINANCE NO. 5589  
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

### HEALTH DEPARTMENT

ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM, PROPOSED STRUCTURES, CUTS AND FILLS, APPROVED BY THE SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH PRIOR TO THE APPROVAL OF THE BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TANK AREA SHALL BE PROVIDED BY GRAVITY FLOW FOR THE POTENTIAL EXPANSION IN THE EVENT OF FAILURE.

**DEH CONTROL NUMBER**  
EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO THE LEACH FIELD LISTED BELOW, TO SERVE A THREE BEDROOM DWELLING: PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

### LAND DIVISION STATEMENT/OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE FEBRUARY 1, 1972) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEMAN" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY A MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

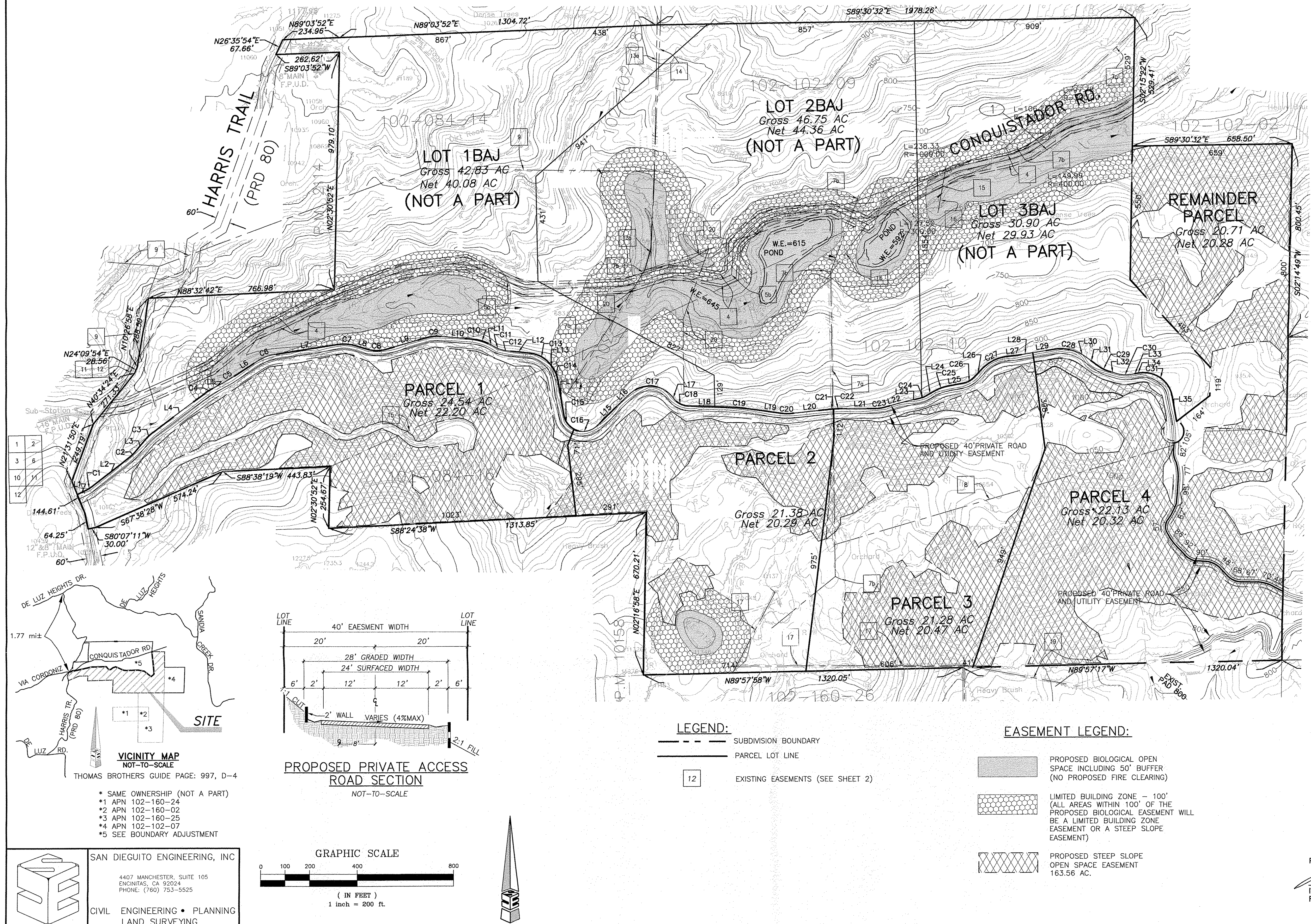
I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
AT \_\_\_\_\_ CALIFORNIA

SIGNATURE: ANN CHARLOTTE CHANDLER (GENERAL PARTNER) DATE \_\_\_\_\_

NAME: CHANDLER FAMILY INVESTMENTS, L.P.  
A CALIFORNIA LIMITED PARTNERSHIP  
ADDRESS: P.O. BOX 1315  
RANCHO SANTA FE, CA 92087  
PHONE: (760) 634-6410

PREPARED BY: *Ivan R. Fox* 3/21/13  
IVAN R. FOX, P.E.  
R.C.E. 38411, EXP 3-31-13 DATE





COUNTY OF SAN DIEGO  
TENTATIVE PARCEL MAP NO. 21193

EASEMENT LEGEND

- 1

PRIVATE ROAD EASEMENT GRANTED TO SAMUEL S. SCHIER RECORDED AUGUST 28, 1956 AS DOC. NOS. 120677 AND 120678 BOTH OF O.R.
- 2

PRIVATE ROAD AND UTILITIES EASEMENT GRANTED TO KINGDON CARLES HICKS, ET AL RECORDED MAY 20, 1964 AS FILE NO. 90529 OF O.R.
- 3

PRIVATE ROAD AND UTILITIES EASEMENT GRANTED TO JOSEPH WILLIAM HOVEMAN AND GRACE ELIZABETH HOVELMAN RECORDED OCTOBER 16, 1970 AS FILE NO. 189430 OF O.R.
- 4

40' WATER PIPELINE EASEMENT GRANTED TO THE DE LUZ HEIGHTS MUNICIPAL WATER DISTRICT RECORDED APRIL 23, 1979 AS FILE NO. 79-164749 OF O.R.
- 5a5b

60' IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF SAN DIEGO RECORDED MAY 15, 1979 AS FILE NO. 79-199387 OF O.R.
- 6

60' ROAD AND PUBLIC UTILITY EASEMENT RECORDED MAY 31, 1979 AS FILE NO. 79-222310 OF O.R.
- 7a(12)  
7b(4)

PUBLIC UTILITY EASEMENT GRANTED TO THE SAN DIEGO GAS AND ELECTRIC CO. RECORDED DECEMBER 3, 1979 AS FILE NO. 79-507161 OF O.R.
- 8

12' PUBLIC UTILITY EASEMENT GRANTED TO THE SAN DIEGO GAS AND ELECTRIC CO. RECORDED JULY 14, 1980 AS FILE NO. 80-219893 OF O.R.
- 9

12' PUBLIC UTILITY EASEMENT GRANTED TO THE SAN DIEGO GAS AND ELECTRIC CO. RECORDED AUGUST 12, 1980 AS FILE NO. 80-256279 OF O.R.
- 10

PUBLIC UTILITY EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH CO. RECORDED JULY 8, 1982 AS FILE NO. 82-210655 OF O.R.
- 11

12' PUBLIC UTILITY EASEMENT GRANTED TO THE SAN DIEGO GAS AND ELECTRIC CO. RECORDED DECEMBER 28, 1982 AS FILE PAGE NO. 82-395788 OF O.R.
- 12

10' PUBLIC UTILITY EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH CO. RECORDED JANUARY 4, 1983 AS FILE NO. 83-002505 OF O.R.
- 13a(12)  
13b(4)

PUBLIC UTILITY EASEMENT GRANTED TO THE SAN DIEGO GAS AND ELECTRIC CO. RECORDED APRIL 24, 1986 AS FILE NO. 86-159007 OF O.R.
- 14

6' PUBLIC UTILITY EASEMENT GRANTED TO PACIFIC BELL RECORDED JUNE 7, 1991 AS FILE NO. 1991-0273071 OF O.R.
- 15

12' PUBLIC UTILITY EASEMENT GRANTED TO THE SAN DIEGO GAS AND ELECTRIC CO. RECORDED JULY 24, 1991 AS FILE NO. 1991-0363069 OF O.R.
- 16

12' PUBLIC UTILITY EASEMENT GRANTED TO THE SAN DIEGO GAS AND ELECTRIC CO. RECORDED JULY 24, 1991 AS FILE NO. 1991-0363070 OF O.R.
- 17

12' PUBLIC UTILITY EASEMENT GRANTED TO THE SAN DIEGO GAS AND ELECTRIC CO. RECORDED DECEMBER 22, 1994 AS FILE NO. 1994-0726593 OF O.R.
- 18

12' PUBLIC UTILITY EASEMENT GRANTED TO THE SAN DIEGO GAS AND ELECTRIC CO. RECORDED FEBRUARY 23, 1995 AS FILE NO. 1995-0077670 OF O.R.
- 19

12' PUBLIC UTILITY EASEMENT GRANTED TO THE SAN DIEGO GAS AND ELECTRIC CO. RECORDED DECEMBER 24, 1996 AS FILE NO. 1996-0645541 OF O.R.
- 20

8' PUBLIC UTILITY EASEMENT GRANTED TO PACIFIC BELL RECORDED FEBRUARY 4, 1998 AS FILE NO. 1998-0056693 OF O.R.

NON-PLOTTABLE EASEMENTS

- PUBLIC ROAD EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO RECORDED MARCH 1, 1898 IN BOOK 257, PAGE 357 OF DEEDS.
- PRIVATE ROAD EASEMENT GRANTED TO RICHARD BRAY AND CORA B. BRAY RECORDED NOVEMBER 4, 1946 IN BOOK 2245, PAGE 384 OF O.R.
- PRIVATE ROAD EASEMENT GRANTED TO WILBUR O. BUCKNER AND BEULAH B. BUCKNER RECORDED NOVEMBER 4, 1946 AS DOC. NO. 118501 OF O.R.
- PRIVATE ROAD EASEMENT GRANTED TO JOHN W. DAY FEBRUARY 23, 1950 IN BOOK 3510, PAGE 456 OF O.R.
- PRIVATE ROAD EASEMENT GRANTED TO DAVID D. EVANS AND LOU ANN EVANS RECORDED APRIL 11, 1969 AS FILE NO. 63190 OF O.R.
- PRIVATE ROAD AND UTILITIES EASEMENT GRANTED TO GIULIANO ALTEA, ET AL RECORDED MAY 14, 1971 AS FILE NO. 100939 OF O.R.
- PRIVATE ROAD EASEMENT GRANTED TO WILBER G. BUCKNER AND BEULAH B. BUCKNER RECORDED OCTOBER 12, 1971 AS FILE NO. 233492 OF O.R.

ZONING APN: 102-084-16  
ZONING APN: 102-102-11

USE REGULATIONS		A70
NEIGHBORHOOD REGS		L
DEVELOPMENT REGULATIONS	DENSITY	RL20
	LOT SIZE	8.0 AC
	BUILDING TYPE	C
	MAX FLR AREA	-
	FLR AREA RATIO	-
	HEIGHT	G
	COVERAGE	-
	SETBACK	C
	OPEN SPACE	-
SPECIAL AREA REGS		A, C

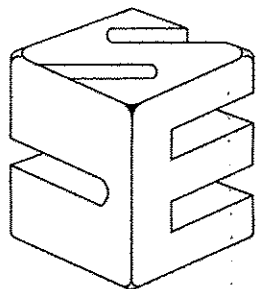
NOTE: FINISHED FLOOR SLAB IS 0.7' ABOVE PAD ELEVATION.

ZONING APN: 102-102-10

USE REGULATIONS		A70
NEIGHBORHOOD REGS		L
DEVELOPMENT REGULATIONS	DENSITY	RL20
	LOT SIZE	4.0 AC
	BUILDING TYPE	C
	MAX FLR AREA	-
	FLR AREA RATIO	-
	HEIGHT	G
	COVERAGE	-
	SETBACK	C
	OPEN SPACE	-
SPECIAL AREA REGS		A, C

EASEMENT NOTES

- 60' IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF SAN DIEGO RECORDED MAY 15, 1979 AS FILE NO. 79-199387 OF O.R.



SAN DIEGO ENGINEERING, INC

4407 MANCHESTER, SUITE 105  
ENCINITAS, CA 92024  
PHONE: (760) 753-5525

CIVIL ENGINEERING • PLANNING  
LAND SURVEYING

LINE TABLE		
LINE #	LENGTH	BEARING
L1	41.33	N65° 28' 59"E
L2	197.85	N53° 13' 47"E
L3	66.73	N41° 01' 24"E
L4	279.30	N54° 31' 57"E
L5	57.27	N62° 43' 06"E
L6	113.41	N58° 14' 36"E
L7	263.73	N82° 02' 18"E
L8	54.24	S72° 27' 40"E
L9	178.81	N75° 49' 07"E
L10	134.62	S83° 39' 19"E
L11	7.25	S59° 14' 11"E
L12	94.80	S83° 21' 36"E
L13	14.29	S34° 58' 49"E
L14	145.56	S8° 12' 53"E
L15	142.70	N46° 57' 17"E
L16	44.28	N47° 41' 35"E
L17	5.08	S36° 12' 23"E
L18	133.73	S87° 08' 16"E
L19	109.34	S80° 48' 11"E
L20	165.73	N85° 15' 45"E
L21	133.30	S88° 41' 44"E
L22	98.89	N76° 15' 20"E
L23	55.75	N78° 55' 48"E
L24	43.53	N61° 41' 38"E
L25	67.20	N80° 30' 09"E
L26	48.33	N44° 49' 46"E
L27	45.00	N85° 21' 34"E
L28	55.64	N82° 11' 40"E
L29	93.10	N82° 11' 58"E
L30	15.63	S60° 02' 47"E
L31	77.54	S52° 41' 39"E
L32	37.74	S72° 08' 13"E
L33	17.12	N78° 38' 40"E
L34	10.38	N82° 33' 57"E
L35	105.62	S9° 41' 29"E

CURVE TABLE			
CURVE #	LENGTH	DELTA	RADIUS
C1	27.80	12.25	130.00
C2	27.70	12.21	130.00
C3	40.08	13.51	170.00
C4	24.29	8.19	170.00
C5	55.83	4.48	714.75
C6	70.60	23.80	170.00
C7	75.66	25.50	170.00
C8	71.97	31.72	130.00
C9	60.90	20.53	170.00
C10	72.45	24.42	170.00
C11	55.15	21.64	146.02
C12	12.72	5.60	130.00
C13	101.33	48.38	120.00
C14	56.06	26.77	120.00
C15	59.78	42.82	80.00
C16	117.16	82.87	81.00
C17	201.27	96.10	120.00
C18	71.11	50.93	80.00
C19	149.70	6.33	1354.02
C20	31.62	13.93	130.00
C21	11.55	1.28	515.87
C22	42.85	4.76	515.87
C23	34.14	15.05	130.00
C24	24.07	17.24	80.00
C25	55.81	18.81	170.00
C26	49.81	35.67	80.00
C27	120.25	40.53	170.00
C28	112.03	37.76	170.00
C29	44.11	19.44	130.00
C30	66.30	29.22	130.00
C31	183.77	87.74	120.00

